



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes from Grant County Planning Commission from October 17th, 2022

Planning Commission members present: Mark Leddy, Nancy Johnson, Mike Mach, Tom Pillatzki, and Jim Berg

Alternate(s) present: Don Weber, Jeff McCulloch

Planning Commission board members absent: John Seffrood, Richard Hansen

Others present: Gerry Adolph, Mike Adolph, Jackie Adolph, Sam Hanson, Bill Tostenson (Grant County Commissioner, Todd Kays (First District), and Steve Berkner (Grant County Planning Commission Administrator)

Meeting Date: Monday, October 17th, 2022

Meeting Time: 4:00 o'clock, In-person in basement of the Courthouse.

1. Chairman Leddy calls the Planning Commission meeting to order at 4:39.
2. Leddy asks if any items needed to be added to the agenda not already listed. None offered.
3. Leddy asks if there are any citizens to be heard concerning items not on the agenda with nobody asking to be recognized.
4. Motion recognized by Leddy made by Mach with a second by Johnson to approve the agenda. Motion passes 7-0.
5. Leddy asks for a motion to approve the official minutes from the September 20th Planning Commission meeting. Pillatzki offers a first with a second by McCulloch. Motion passes 7-0.
6. Leddy asks for a motion to approve the recommendation of draft changes and amendments to the county's zoning ordinance as found in the Planning Commission meeting information packet and requested by the County Commissioners in August. Motion by Johnson second by McCulloch.

Leddy opens the public hearing for the items on the agenda as they relate to the draft changes and amendments to the county zoning ordinance to be considered by the County Commissioners where he asks three times for anyone to speak for, or against, the recommendation where no one asks to be recognized. Leddy closes the public hearing.

Leddy asks Kays to go over the changes discussed during September 20th Planning Commission meeting adding definitions, amendments and/or standards for: fences, shelterbelts, hedges, volunteer trees, Vision Clearance (on corner lots), Solar Energy Systems, Extended Home Occupations, and Data Centers.

Highlights from the discussion included defining: what a fence was and what type of fences would need permits, restrict height, and have to follow setbacks where traditional agriculture fences would be exempt;

Shelterbelts permits and setbacks were addressed where any shelterbelt would require a permit and that permission would be needed from any Right-of-Way authority, or any adjoining landowner, to establish the first row of a shelterbelt less than 185 feet from the center of any public road or 25 feet for any row from any property line. A variance would be required to place any row of trees less than 85 feet from the center of any public road with permission from the road authority;

Vision Clearance definitions and standards were suggested to be added regulating any permitted structure to be no closer than a diagonal line connecting points 50 feet back from the center of any intersection of a public road.

Solar Energy Systems (SES) was being added to the county's zoning ordinance to correct an earlier zoning change oversight that had overlooked adding the term to definitions where SES standards had already been added to the county's zoning ordinance via a Conditional Use Permit.

An amendment allowing up to 5 "non-related" employees to work at a permitted Extended Home Business was drafted to address the need for agriculture related businesses to expand their operations if it was deemed appropriate during their Conditional Use Permit hearing where that number of additional employees would have to be a condition;

A significant amount of time on Data Center definitions and standards where Kays presented his finding as he consulted with numerous county and city agencies to establish a benchmark for a Data Center to be located within a Commercial / Industrial zone where the rights of adjoining landowners, primarily concerning vision and noise, were taken into consideration. Another area discussed at length required letters of participation from any participating energy utility stating that they could supply the Data Centers energy needs.

At the conclusion of each discussion point Kays was instructed to make the necessary changes to the draft being recommended and presented to the County Commissioners for their consideration amending the county's zoning ordinance where at the conclusion of the overall discussion Johnson made a motion to accept those changes to her original motion and McCulloch made a second to his original motion.

With no more discussion the motion passed unanimously 7-0.

7. With no more items on the agenda a motion was made by Johnson and seconded by McCulloch to adjourn the meeting. Motion carries 7-0
8. Leddy and Kays reminded the Commission their next meeting date for th Planning Commission and Board of Adjustment meeting was set for November 14th at 4 P.M.

The meeting ended at 5:30.

Steve Berkner
Planning and Zoning Administrator
Grant County